



APPLICATION SUMMARY

DATE: October 16, 2012

APPLICANT:

Wegmans Food Markets, Inc – Affinage Facility
1500 Brooks Avenue
Rochester, NY 14603

PROJECT ADDRESS:

249 Fisher Road
Rochester, NY 14624

PROJECT SUMMARY:

Wegmans Food Markets, Inc. is proposing to add 12,300 square foot facility adjacent to its Culinary Innovation Center located at 249 Fisher Road in the Town of Chili. Wegmans is a privately held corporation which operates 81 stores in six states. The new facility will allow speciality cheeses to mature to their peak state (a process called affinage). Wegmans currently employs 9,154 FTE in Monroe County with 8 FTE impacted by this project. The \$8.1 million project is projected to result in the creation of 7 new FTE in three years. The applicant seeks approval of the JobsPlus property tax abatement. The JobsPlus job creation requirement is 1 FTE. Note: Wegmans originally considered locating the facility in Pennsylvania.

PROJECT AMOUNT:

\$9,144,000 (Lease/Leaseback with JobsPlus)

JOBS:

EXISTING

8

NEW

7

JOBSPLUS REQUIREMENT

1

PROPERTY TAX ABATEMENT

JobsPlus

PUBLIC HEARING DATE:

October 15, 2012

RECOMMENDATION:

Staff recommends Board approval of this proposal based on the following: A project qualifies if it results in the creation of new jobs in Monroe County. The project has a benefit/cost ratio of 2.5 to 1. The net increase in property taxes or PILOTS paid is approximately \$1,047,485 over a 10 year period. Staff has reviewed the Lead Agency's SEQR documents and has determined that the SEQR process is complete.



Board Presentation

Basic Information

Project Applicant	Wegmans Food Markets Inc.
Project Title/Description	Affinage Facility
Project Industry	Food Manufacturing (NAICS 311)
Municipality	Chili
School District	Gates-Chili
Project Type	New Facility
Transaction Type	Lease Leaseback
Project Cost	\$8,082,000
Employment at Application (Annual FTEs)	8
Projected Direct Employment Expected to Result from Project (Annual FTEs)	7
Jobs to be Required by PILOT	1

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$1,753,998
Sales Tax	\$253,802
Income Tax	\$391,746
PILOT/Prop Tax	\$1,047,485
Transaction Costs	\$60,965

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$713,388
Property Tax (over 485-b)	\$381,420
Sales Tax	\$331,968

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$1,753,998
Total Incentives	\$713,388
State & Local Benefits to Incentives Ratio	2.5 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	7
Indirect**	7
Induced***	5
Temporary Construction (Direct and Indirect)	64

* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector projects) do not fall under this definition.

** **Indirect** – The recipient of COMIDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

*** **Induced** – The recipient of COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.



APPLICATION SUMMARY

DATE: October 16, 2012

APPLICANT:

Temple Building, LLC
14 Franklin Street, Suite 800
Rochester, NY 14604

PROJECT SUMMARY:

In 2002, Temple Building, LLC was approved by COMIDA to renovate the 145,000 square foot, 13-story Temple Building located at 14 Franklin Street in the City of Rochester. The \$2.1MM project consisted of the construction of 40 loft style apartments and a 55 car underground parking garage. Phase II, approved by COMIDA in 2010, added an additional of 10 units with total project cost of \$400,000.

In response to a strong housing demand in the City, Temple Building, LLC now proposes to renovate floors 9 – 12 into 28 one and two bedroom lofts. The \$1,315,000 project will impact 8 existing FTEs and is projected to add an additional employee. Temple Building, LLC is requesting sales tax exemption only.

PROJECT AMOUNT:

\$1,315,000 (Sales Tax Only)

JOBS:

EXISTING
NEW

8 FTE

1 FTE

SALES TAX EXEMPTION:

\$41,600

PUBLIC HEARING DATE:

NA

RECOMMENDATION:

Staff recommends Board approval of this proposal based on the following: A project qualifies if it results in the creation of new jobs in Monroe County. The project has a benefit/cost ratio of 1.8 to 1. The project encompasses internal renovations only and is exempt from the SEQR process.



Board Presentation

Basic Information

Project Applicant	Temple Building LLC
Project Title/Description	Temple Building - Sales Tax
Project Industry	Rental and Leasing Services (NAICS 532)
Municipality	Rochester
School District	Rochester City
Project Type	Renovation
Transaction Type	Tax Exemption Only
Project Cost	\$1,315,000
Employment at Application (Annual FTEs)	8
Projected Direct Employment Expected to Result from Project (Annual FTEs)	1

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$669,102
Sales Tax	\$30,497
Income Tax	\$38,791
PILOT/Prop Tax	\$592,889
Transaction Costs	\$6,925

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$41,600
Property Tax (over 485-b)	\$0
Sales Tax	\$41,600

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$669,102
Total Incentives	\$41,600
State & Local Benefits to Incentives Ratio	16.1 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	1
Indirect**	1
Induced***	0
Temporary Construction (Direct and Indirect)	13

* **Direct** – The recipient of COMIDA assistance adds jobs new to the regional economy or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector projects) do not fall under this definition.

** **Indirect** – The recipient of COMIDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

*** **Induced** – The recipient of COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.



APPLICATION SUMMARY

DATE: October 16, 2012

APPLICANT:

Classic Automation LLC
795 Monroe Ave
Rochester, NY 14607

PROJECT ADDRESS

800 Salt Road
Webster, NY 14580

PROJECT SUMMARY:

Classic Automation LLC (CA), founded in 2003, is an international provider of surplus industrial control parts, products and services for companies looking to reduce maintenance costs, extend the life of control systems and help effectively migrate to new technology. CA is moving from its current 15,000 square foot location to a 41,000 square foot facility located at 800 Salt Rd. in the Town of Webster. CA will be investing \$352,000 to renovate and equip the space. CA currently employs 18 FTEs and expects to create 2 FTEs within the next year. CA has been approved for the GreatRebate program through Monroe County Industrial Development Corporation and is seeking approval of the EquiPlus program.

PROJECT AMOUNT:

\$352,000 EquiPlus

JOBS:

EXISTING

18

NEW

2

GREATREBATE REQUIREMENT

2

SALES TAX EXEMPTION:

\$22,544

RECOMMENDATION:

Staff recommends approval of this proposal due to the following: The company qualifies for the GreatRebate program and projects creation of 2 FTE. The benefit/cost ratio is 2.7 to 1. The project encompasses internal renovation and the purchase of equipment only and is exempt from the SEQR process.



Board Presentation

Basic Information

Project Applicant	Classic Automation LLC
Project Title/Description	Great Rebate w/ Equiplus
Project Industry	Wholesale Trade (NAICS 42)
Municipality	Rochester
School District	Rochester City
Project Type	Renovation, Expansion, and Equipment Purchase
Transaction Type	Tax Exemption Only
Project Cost	\$352,000
Employment at Application (Annual FTEs)	18
Projected Direct Employment Expected to Result from Project (Annual FTEs)	2

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$60,722
Sales Tax	\$23,970
Income Tax	\$34,642
PILOT/Prop Tax	\$0
Transaction Costs	\$2,110

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$22,544
Property Tax (over 485-b)	\$0
Sales Tax	\$22,544

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$60,722
Total Incentives	\$22,544
State & Local Benefits to Incentives Ratio	2.7 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	2
Indirect**	0
Induced***	1
Temporary Construction (Direct and Indirect)	0

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** **Indirect** – The recipient of COMIDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

*** **Induced** – The recipient of COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.



APPLICATION SUMMARY

DATE: October 16, 2012

APPLICANT:

O'Connell Electric Company, Inc.
390 Systems Road
Rochester, NY 14623

PROJECT SUMMARY:

O'Connell Electric Company, Inc. (O'Connell) is a full service electrical contractor serving New York State and surrounding regions of the northeast. Founded in 1911, O'Connell provides comprehensive design-build, construction, service, maintenance, and emergency response services. In 2010 O'Connell expanded into Monroe County with the purchase of the property in the Town of Henrietta. O'Connell was approved for a GreatRebate for the \$150,000 renovation of the 15,400 square foot facility. O'Connell is requesting approval of the EquiPlus sales tax exemption for this \$90,550 equipment purchase which includes computers, smartboard printer, copier and office furniture. O'Connell employs 12 FTEs within Monroe County and is projecting the creation of 1 new FTE within two years.

PROJECT AMOUNT:

\$90,550 EquiPlus

JOBS:

EXISTING

12 FTEs

NEW

1 FTEs

GREATREBATE REQUIREMENT

1 FTE

SALES TAX EXEMPTION:

\$ 7,244

RECOMMENDATION:

Staff recommends Board approval of this proposal based on the following: The project qualifies as a company that promotes job creation and retention in Monroe County. The project has a benefit/incentive ratio of 5.2 to 1. Project encompasses the purchase of equipment only and is therefore exempt from the SEQR process.



Board Presentation

Basic Information

Project Applicant	O'Connell Electric Company Inc.
Project Title/Description	Equipment Purchase
Project Industry	Construction of Buildings (NAICS 236)
Municipality	Henrietta
School District	Rush-Henrietta
Project Type	Equipment Purchase
Transaction Type	Tax Exemption Only
Project Cost	\$90,550
Employment at Application (Annual FTEs)	12
Projected Direct Employment Expected to Result from Project (Annual FTEs)	1

Estimated Community Benefits

Discounted Present Value for 10 years	
Total State & Local Benefits	\$37,618
Sales Tax	\$15,340
Income Tax	\$21,475
PILOT/Prop Tax	\$0
Transaction Costs	\$803

Estimated Applicant Incentives

Discounted Present Value for 10 years	
Total Incentives	\$7,244
Property Tax (over 485-b)	\$0
Sales Tax	\$7,244

Incentive/Benefit Analysis

Discounted Present Value for 10 years	
Total State & Local Benefits	\$37,618
Total Incentives	\$7,244
State & Local Benefits to Incentives Ratio	5.2 to 1
Projected Permanent New Employment (Annual FTEs)	
Direct*	1
Indirect**	0
Induced***	0
Temporary Construction (Direct and Indirect)	0

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*** **Induced** – The recipient of COMIDA assistance, by adding to payroll – either through new jobs or retention of jobs at risk – stimulates household spending that is new to the regional economy or saved from being lost to competitors outside the region.